

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



LLWYNTEG QUARRY FFINANT, NEWCASTLE EMLYN

OFFERS IN THE REGION OF £169,950

**WITHIN WALKING DISTANCE OF THE TOWN
TWO RECEPTION ROOMS - KITCHEN – THREE BEDROOMS
BATHROOM – OFF-ROAD PARKING
IN NEED OF RENOVATION**

BRIEF DESCRIPTION

Llwynteg is a traditional stone-built three-bedroom semi-detached cottage with a later block built extension under a slate roof to the rear with double-glazed windows throughout. Tucked away in a quiet cul-de-sac close to village amenities in Newcastle Emlyn, this property beautifully combines classic character with fantastic potential to update or renovate. The property benefits from off-road parking to the front. *The viewing of this property is highly recommended.*

LOCATION AND AMENITIES

The property is within walking distance of the thriving Teifi Valley market town of Newcastle Emlyn which provides a good range of local facilities and amenities, including shops, building societies, a post office, schools, restaurants, public houses, places of worship and leisure centre. Newcastle Emlyn is renowned for its many elegant buildings & the town itself is dominated by the town hall, built in 1860 with a little clock tower. Just a short walk from the shops is the remains of the medieval castle & the 19th. Century church. No directions are given in this portfolio, as viewers are accompanied.

MEASUREMENTS, CAPACITIES & APPLIANCES.

The measurements in this brochure are for rough guidance only; accurate measurements have not been taken. Philip Ling Estates have not formally verified if any appliances are included in the asking price. We advise that the prospective client prior to purchase validate such information.

ACCOMMODATION

The accommodation (with approximate measurements) comprises:

ENTRANCE

Via timber panelled door through to hallway.

HALLWAY

Staircase to first floor. Under stair cupboard. Quarry tiled floor. Doors leading further into the accommodation.



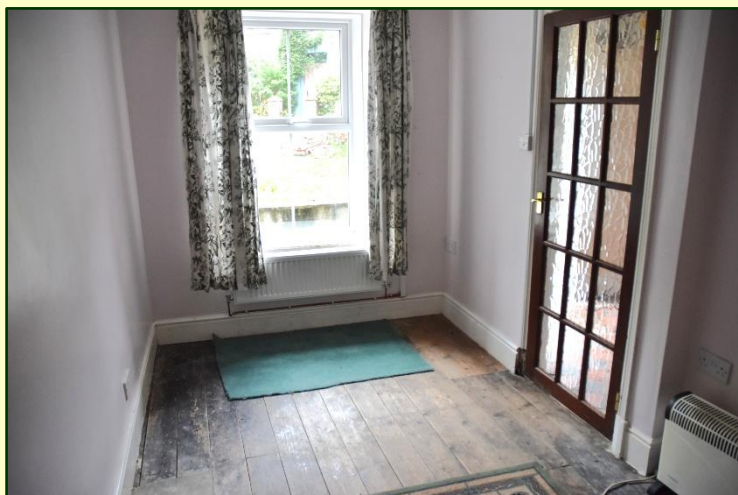
RECEPTION ROOM 1

13'9" x 10'1". Window overlooking the front of the property. Double thermostatically controlled radiator. Quarry tiled flooring.



RECEPTION ROOM 2

13' 9" x 7". Window overlooking the front of the property. Suspended boarded flooring. Double thermostatically controlled radiator.



KITCHEN/ DINER

17' x 10'11". Block-built extension features a range of base units, a single-drainer sink unit with a monobloc style tap, and space for a cooker. Ceramic tiled floor. Oil fired boiler. Double thermostatically controlled radiator. Double-glazed French doors with sidelights open directly out to the rear garden.



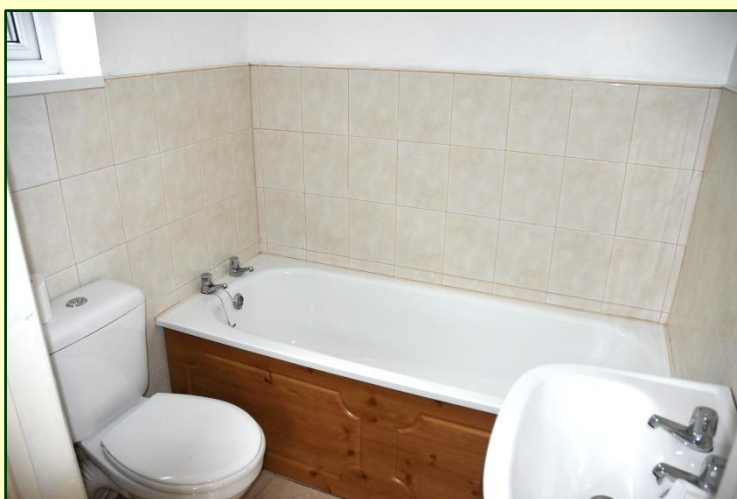
UTILITY AREA

Window to the rear. Plumbing for washing machine. Ceramic tiled floor. Half-glazed, double-glazed door through to the rear of the property.



BATHROOM

10'5" x 5'7". (Incl. Utility area). Window to the side of the property. WC with wash hand basin. Half-tiled walls. Heated towel rail. Ceramic tiled floor.



FIRST FLOOR

Stairs lead to the first floor, with a half-landing window providing plenty of natural light.



BEDROOM 1

14' 7" x 10' 10". Window to the front of the property. Thermostatically controlled radiator. Boarded flooring.



BEDROOM 2

14' 7" x 10' 10". Window to the front of the property. Thermostatically controlled radiator. Boarded flooring.



BEDROOM 3

14'10" x 7' 10". Window to the front of the property. Thermostatically controlled radiator. Boarded flooring.



EXTERIOR

To the front of the property is a designated off-road parking space. A concrete pathway leads from the front down the side of the cottage to the rear garden, with an additional concrete path extending from the rear French doors. The good-sized rear garden is mainly laid to lawn, bordered by mature trees and shrubs, and has a small garden shed alongside the bunded oil tank.



SERVICESMains Water, Electricity and Drainage. Oil Boiler.

VIEWINGBy appointment via *Sole Agents Philip Ling Estates*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		